



# ***CITY COUNCIL AGENDA REPORT***

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MEETING DATE: APRIL 18, 2006

ITEM NUMBER:

**SUBJECT: REVIEW OF PLANNING APPLICATION PA-05-42  
2590 ORANGE AVENUE**

**DATE: APRIL 5, 2006**

**FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

**PRESENTATION BY: DONALD D. LAMM, DEPUTY CITY MGR., DEV. SVS. DIRECTOR**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714)754-5611**

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## **RECOMMENDATION:**

Conduct a public hearing and adopt resolution either upholding, reversing, or modifying Planning Commission's decision.

## **BACKGROUND:**

The applicant is requesting approval of a development review to construct two, detached, 2-story, 3,200 square foot residences on the property with variances from lot area (12,000 square feet required; approximately 4,000 square feet proposed for each lot) and lot width (100 feet required; 58 feet and 62 feet proposed for each lot) to allow the lot to be subdivided so that the units could be sold independent of one another.

On February 13, 2006, Planning Commission, on a 3-2 vote (Commissioners Fisler and Egan voting no) approved the project. On February 21, 2006, a request to review the Planning Commission's decision was filed by Council Member Dixon. The City Council review was conducted at the meeting of March 21, 2006. At the meeting, the review was continued to April 18, 2006 meeting to allow the applicant additional time to address concerns of the surrounding neighbors. Concerns included the reduction of on-street parking on Susannah Place as a result of the two proposed driveway approaches for the units, and the mass and scale of the units themselves.

City Council encouraged the applicant to explore several design alternatives to address these concerns, including relocating one of the proposed driveway approaches to Orange Avenue or consolidating the two proposed driveway approaches into a single approach on Susannah Place, and reducing the mass and scale of the proposed units.

## **ANALYSIS:**

### **Driveway access from Orange Avenue**

According to the Transportation Services Division, Orange Avenue is classified as a "collector" on the City's Master Plan of Highways. As a collector, Orange Avenue carries a higher level of traffic than the local residential streets by providing a connection to the arterial street system. The average daily traffic (ADT) on Orange Avenue in the vicinity of the subject site is approximately 3,000 vehicles per day, while the ADT on Susannah Place is approximately 100 vehicles per day. While there are many residential properties that have drive approaches on Orange Avenue, most of those properties are mid-block and have no options for access from other less traveled streets. There is also an OCTA bus stop on Orange Avenue adjacent to the subject property. In order to accommodate the bus stop, no parking is permitted on Orange Avenue in front of this property.

Despite the above issues, Transportation Services Division is not opposed to allowing driveway access from Orange Avenue for the subject property; however, due to the lower traffic volumes on Susannah Place and the bus stop on Orange Avenue, Transportation Services Division approved the driveway ingress and egress for the project from Susannah Place as originally proposed by the applicant. To date, the applicant has not revised the plans as suggested by City Council. As a result, the Council may take action on the project as originally submitted.

### **Scale and massing of units**

An issue was raised at the meeting by surrounding neighbors regarding the scale and massing of the units by providing an exhibit that superimposed an image of the 2-unit development under construction by the developer at 147 23<sup>rd</sup> Street onto to the subject site. Although both units are two-story, a minor design review was not required because the design of the residences complies with the City's Residential Design Guidelines by incorporating multiple building planes and breaks in the elevations and roofs to create visual interest and adequate transitions from the first to second floor. However, at the meeting, City Council encouraged the applicant to reduce the scale and massing of the units so as to be more compatible with the surrounding residences, which are one-story and approximately 1,500 square feet in size. As indicated earlier, the applicant has not submitted revised building plans as of the date of this memo.

### **Development options**

The existing property, which is zoned R2-MD, is 8,295 square feet in size. The R2-MD zoning of the property allows 2 units to be constructed on the property with a maximum density of one unit for every 3,630 square feet of lot area; two units are proposed. If the Council denies the project, the applicant could not submit substantially the same type of application for six months (i.e., two, detached, 2-story, 3,200 square foot residences with variances from lot area and lot width). However, the applicant could still submit a development review application to construct two units (attached or detached) either as

rental units or a two-unit common interest development per the recent Code Amendment adopted by City Council, which, if it complies with the Zoning Code and Residential Design Guidelines, would not require a public hearing<sup>1</sup>.

### **ALTERNATIVES CONSIDERED:**

City Council may consider the following alternatives:

- (1) Uphold Planning Commission's decision to approve the project; or
- (2) Reverse Planning Commission's decision and deny the project. If the City Council wishes to deny the project, modifications to the findings will need to be made. The applicant could not submit substantially the same type of application for six months, but could submit an application to construct two units on the property in accordance with the Zoning Code and Residential Design Guidelines.

### **FISCAL REVIEW:**

Fiscal review is not necessary.

### **LEGAL REVIEW:**

Legal review is not necessary.

### **CONCLUSION:**

As of the date of this memo, the applicant has not submitted a revised plan as recommended by the City Council to address the issues related to the driveway approaches on Susannah Place and the mass and scale of the buildings; the Council may take action on the project as originally submitted.



MEL LEE, AICP  
Senior Planner



DONALD D. LAMM, AICP  
Deputy City Mgr./Development Svs. Dir.

- ATTACHMENTS:
1. Draft City Council Resolution
  2. Exhibit "A" Draft Findings
  3. Exhibit "B" Conditions of Approval
  4. March 21, 2006 City Council Agenda Report and Attachments

<sup>1</sup> If the proposed units are two-story, a Notice of Zoning Approval is required to be given to abutting property owners, which is subject to appeal by an affected party or review by a member of the Planning Commission or City Council 7 days from when the notice is sent.

DISTRIBUTION: City Manager  
City Attorney  
City Clerk (2)  
Staff (4)  
File

Pete Volbeda  
615 N. Benson Avenue, Suite C  
Upland, CA 91786

Jim Cefalia  
930 W. Oceanfront  
Newport Beach, CA 92662

|                               |              |                 |
|-------------------------------|--------------|-----------------|
| File Name: 041806PA0542Review | Date: 040506 | Time: 3:30 p.m. |
|-------------------------------|--------------|-----------------|

**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-05-42**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS  
FOLLOWS:

WHEREAS, an application was filed by Pete Volbeda, representing the owner of the property, Jim Cefalia, with respect to the real property located at 2590 Orange Avenue, requesting approval of variances from lot area (12,000 square feet required; approximately 4,000 square feet proposed) and lot width (100 feet required; 58 feet and 62 feet proposed) in conjunction with a development review to construct two, 2 story, 3,200 square foot single family residences; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 13, 2006.

WHEREAS, on February 21, 2006, PA-05-42 was called for review by City Council; and

WHEREAS, a duly noticed public hearing was held by the City Council on March 21, 2006, and continued to April 18, 2006.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the City Council hereby **APPROVES** Planning Application PA-05-42 for the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-05-42 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the Conditions of Approval, then this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

**PASSED AND ADOPTED this 18th day of April, 2006.**

**ATTEST:**

\_\_\_\_\_  
**Deputy City Clerk of the City of  
Costa Mesa**

\_\_\_\_\_  
**Mayor of the City of Costa Mesa**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Attorney**

## **EXHIBIT "A"**

### **FINDINGS**

- A. The information presented complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variances from lot size and lot width requirements. Strict application of the zoning ordinance would deprive the property owners of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, the property provides 2 single-family units with home ownership opportunities. The project will have the design characteristics of two single-family homes rather than two apartment (i.e., rental) units. The units will not exceed the maximum allowable density for the site and the orientation of the units will be consistent with the abutting properties and the lot width is consistent with the 50-foot minimum lot width allowed for single-family residences.
- B. The information presented substantially complies with Costa Mesa Municipal Code with regard to the development review in that the project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community.
- C. The proposed project, complies with Costa Mesa Municipal Code Section 13-29(e) because:
  - a. The proposed building and site development is compatible and harmonious with uses both on-site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - c. The proposed building and site development is consistent with the General Plan.
  - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- E. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. Street addresses shall be displayed on the front of each unit. Street address numerals shall be a minimum 6 inches in height with not less than 1/2-inch stroke and shall contrast sharply with the background.
4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
6. The conditions of approval, ordinance and code provisions of PA-05-42 shall be blueprinted on the face of the site plan.
7. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
8. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
9. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall



- be completed under the direction of the Planning Division.
10. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
  - Eng. 11. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
  12. A land use restriction executed by and between the applicant and the City of Costa Mesa shall be recorded prior to the recordation of the parcel map. The land use restriction shall state that no second dwelling unit shall be permitted on either parcel. The applicant shall submit to the Planning Division, a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so the document may be prepared.
  - Trans. 13. Provide a sidewalk easement at the drive approach locations to meet ADA requirements for pedestrian accessibility.

**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
COSTA MESA DENYING PLANNING APPLICATION PA-05-42**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS  
FOLLOWS:

WHEREAS, an application was filed by Pete Volbeda, representing the owner of the property, Jim Cefalia, with respect to the real property located at 2590 Orange Avenue, requesting approval of variances from lot area (12,000 square feet required; approximately 4,000 square feet proposed) and lot width (100 feet required; 58 feet and 62 feet proposed) in conjunction with a development review to construct two, 2 story, 3,200 square foot single family residences; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 13, 2006.

WHEREAS, on February 21, 2006, PA-05-42 was appealed to City Council; and

WHEREAS, a duly noticed public hearing was held by the City Council on March 21, 2006, and continued to April 18, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the City Council hereby **DENIES** Planning Application PA-05-42 with respect to the property described above.

**PASSED AND ADOPTED this 18th day of April, 2006.**

ATTEST:

\_\_\_\_\_  
**Deputy City Clerk of the City of  
Costa Mesa**

\_\_\_\_\_  
**Mayor of the City of Costa Mesa**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Attorney**



# **CITY COUNCIL AGENDA REPORT**

MEETING DATE: MARCH 21, 2006

ITEM NUMBER:

SUBJECT: REVIEW OF PLANNING APPLICATION PA-05-42  
2590 ORANGE AVENUE

DATE: MARCH 10, 2006

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: MEL LEE, AICP, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714)754-5611

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## **RECOMMENDATION:**

Conduct a public hearing and adopt resolution either upholding, reversing, or modifying Planning Commission's decision.

## **BACKGROUND:**

On March 7, 2006, the above item was continued, at the request of the project developer, to the March 21, 2006, City Council meeting. A copy of the City Council Agenda Report is attached for your reference.

MEL LEE, AICP  
Senior Planner

DONALD D. LAMM, AICP  
Deputy City Mgr.-Development Svs. Dir.

DISTRIBUTION: City Manager  
City Attorney  
City Clerk (2)  
Staff (4)  
File

Pete Volbeda  
615 N. Benson Avenue, Suite C  
Upland, CA 91786

Jim Cefalia  
930 W. Oceanfront  
Newport Beach, CA 92662

ATTACHMENTS: 1. City Council Agenda Report and Attachments

File Name: 032106PA0542

Date: 031006

Time: 4:45 p.m.



# ***CITY COUNCIL AGENDA REPORT***

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MEETING DATE: MARCH 7, 2006

ITEM NUMBER:

SUBJECT: REVIEW OF PLANNING APPLICATION PA-05-42  
2590 ORANGE AVENUE

DATE: FEBRUARY 22, 2006

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: MEL LEE, AICP, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714)754-5611

---

## **RECOMMENDATION:**

Conduct a public hearing and adopt resolution either upholding, reversing, or modifying Planning Commission's decision.

## **BACKGROUND:**

On February 13, 2006, Planning Commission, on a 3-2 vote (Commissioners Fisler and Egan voting no) approved the project. On February 21, 2006, a review of the Planning Commission's decision was filed by Council Member Dixon.

## **ANALYSIS:**

The review request states that the proposed project is inconsistent with the existing neighborhood and establishes a precedent for future such requests.

The site contains an existing one-story residence, which is proposed to be demolished to accommodate the proposed project. Because the property is zoned R2-MD, two units are allowable, however, the applicant is proposing to sell the units independent of one another; in order to do that, the applicant is requesting a variance to allow the lots to be subdivided at a future date. Code Section 13-32 requires R2-MD zoned properties to provide a minimum lot size of 12,000 square feet and a minimum lot width of 100 feet, neither of which can be met with this property. Because the proposed lots would not comply with the minimum lot width or lot size specified in the R2-MD zone, the applicant requested approval of a variance, which was approved by the Commission.

The Commission determined that the project proposed for this site will not increase the number of units allowed for the site (two are allowed; two are proposed) and the lot width, while not in compliance with the 100 foot minimum lot width for R2-MD, is

consistent with the 50 foot minimum lot width allowed for single family residences in the R1 zone. The resulting development and lot orientation would also be consistent with the other lots fronting onto Susannah Place. The units themselves comply with all applicable development standards, including on-site parking, building setbacks, and open space, as well as the City's Residential Design Guidelines.

On July 11, 2005, Planning Commission approved a similar project proposed by the applicant, at 147 23<sup>rd</sup> Street, located at the southwest corner of Elden Avenue and 23<sup>rd</sup> Street (PA-05-07), which is under construction.

**ALTERNATIVES CONSIDERED:**

City Council may consider the following alternatives:

- (1) Uphold Planning Commission's decision to approve the project; or
- (2) Reverse Planning Commission's decision and deny the project. If the City Council wishes to deny the project, modifications to the findings will need to be made. The applicant could not submit substantially the same type of application for six months, but could still construct two rental units on the property.

**FISCAL REVIEW:**

Fiscal review is not necessary.

**LEGAL REVIEW:**

Legal review is not necessary.

**CONCLUSION:**

Planning Commission approved the project because the project is similar in design to a project previously approved by the Commission, the units increase home ownership opportunities within the City, and the units themselves comply with code requirements and the Residential Design Guidelines.



MEL LEE, AICP  
Senior Planner



DONALD D. LAMM, AICP  
Deputy City Mgr./Development Svs. Dir.

DISTRIBUTION: City Manager  
City Attorney  
City Clerk (2)  
Staff (4)  
File

Pete Volbeda  
615 N. Benson Avenue, Suite C  
Upland, CA 91786

Jim Cefalia  
930 W. Oceanfront  
Newport Beach, CA 92662

- ATTACHMENTS:
1. Location Map
  2. Plans
  3. Draft City Council Resolution
  4. Exhibit "A" Draft Findings
  5. Exhibit "B" Conditions of Approval
  6. Appeal
  7. Petition Submitted at the Planning Commission Meeting of February 13, 2006
  8. Minutes from Planning Commission Meeting of February 13, 2006
  9. Planning Staff Reports and Attachments
  10. Planning Commission Resolution

|                               |              |                 |
|-------------------------------|--------------|-----------------|
| File Name: 022306PA0542Appeal | Date: 022306 | Time: 2:30 p.m. |
|-------------------------------|--------------|-----------------|

# ZONING/LOCATION MAP

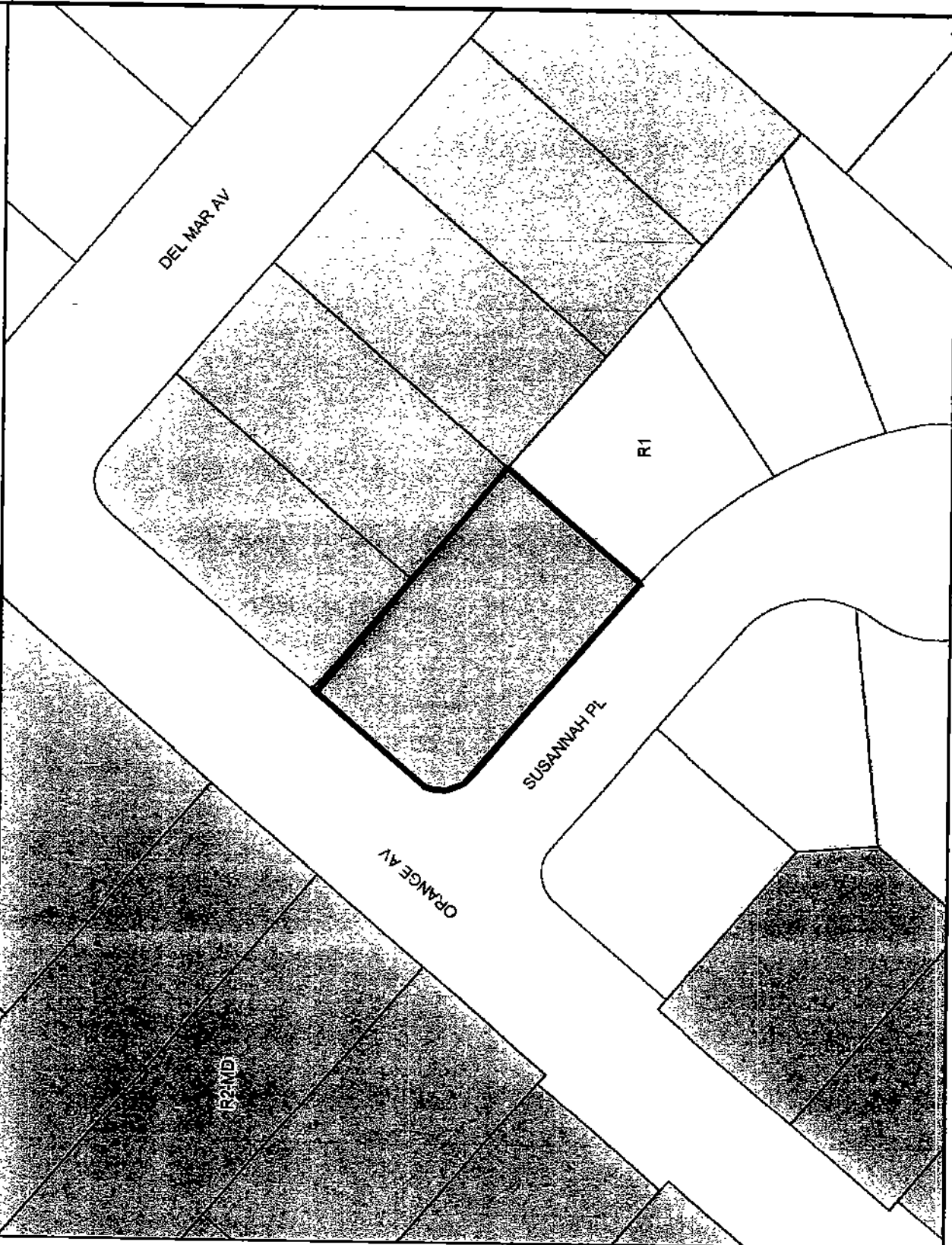
PA-05-42

## Legend

Street Names

Parcel Lines

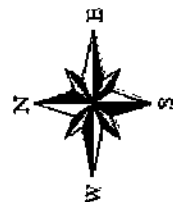
Zoning



# 2590 ORANGE AVENUE

## Legend

Street Names  
Parcel Lines  
Ortho  
Photography

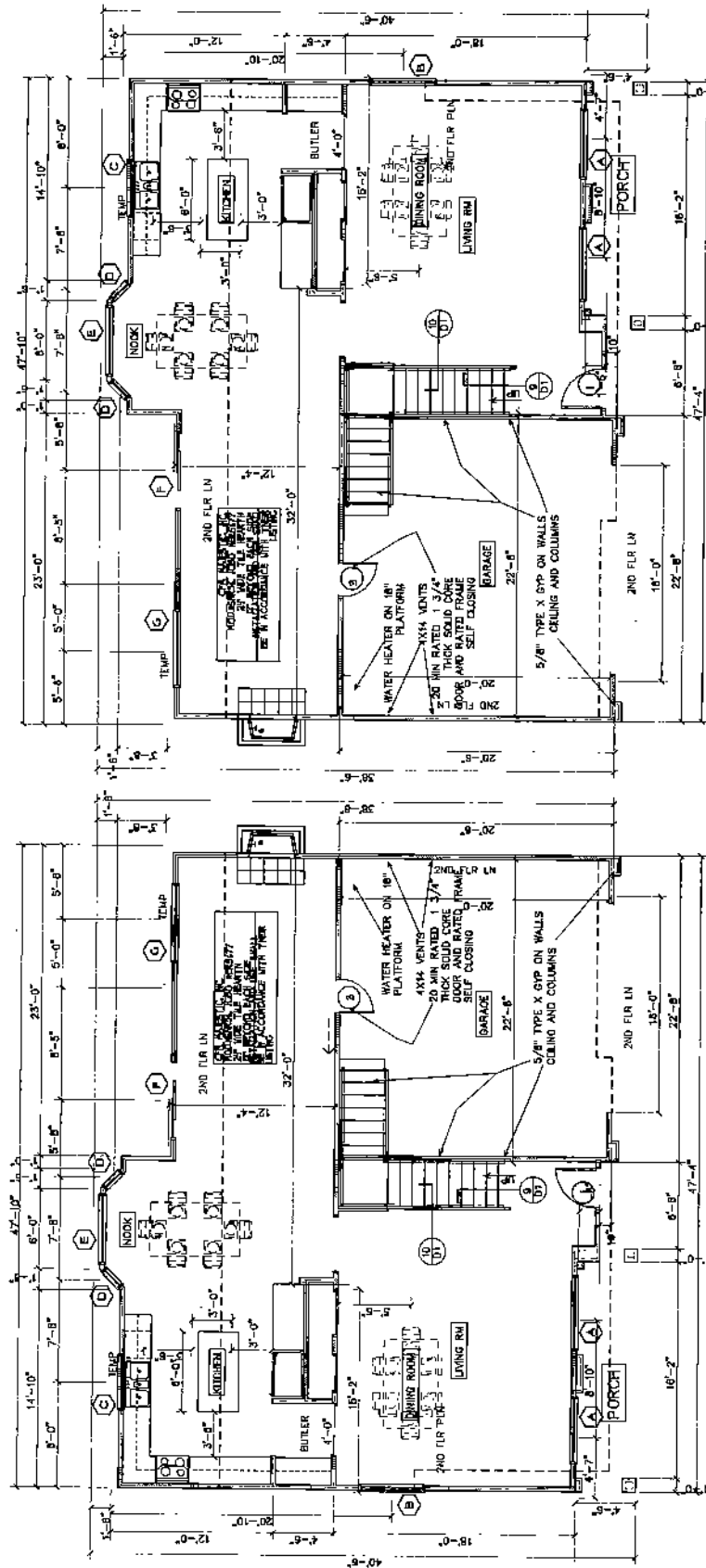


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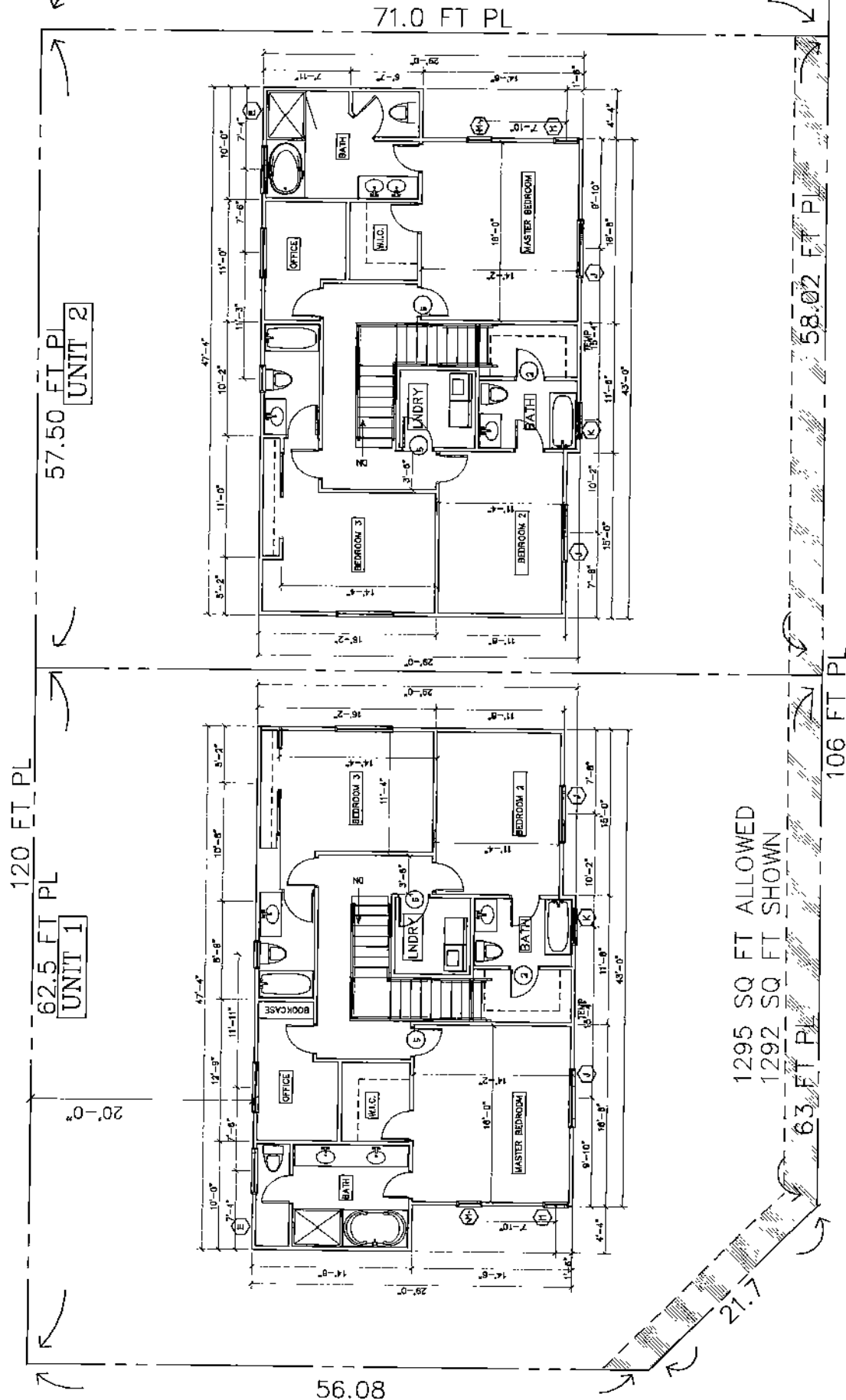
1ST FLR Area = 1138  
GARAGE Area = 468 SF

1ST FLOOR PLAN  
SCALE 1/4" INCH = 1 FT  
DA-05-42

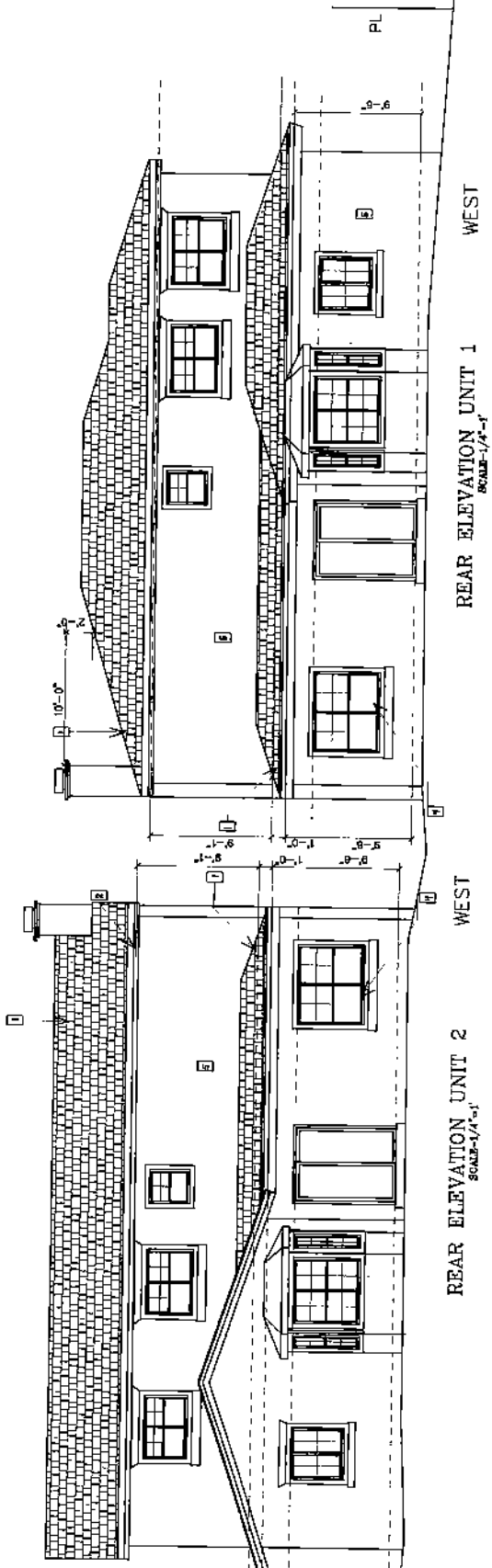
2ND FLOOR PLAN

4

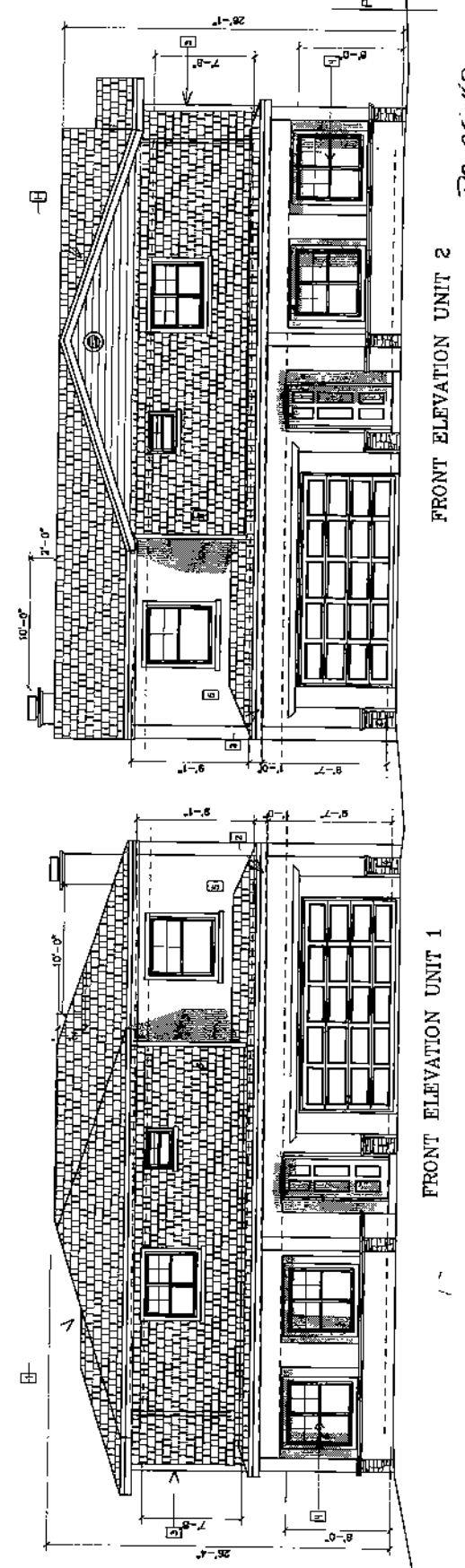
2ND FLOOR PLAN  
SCALE 1/4" INCH = 1 FT  
PA-05-42



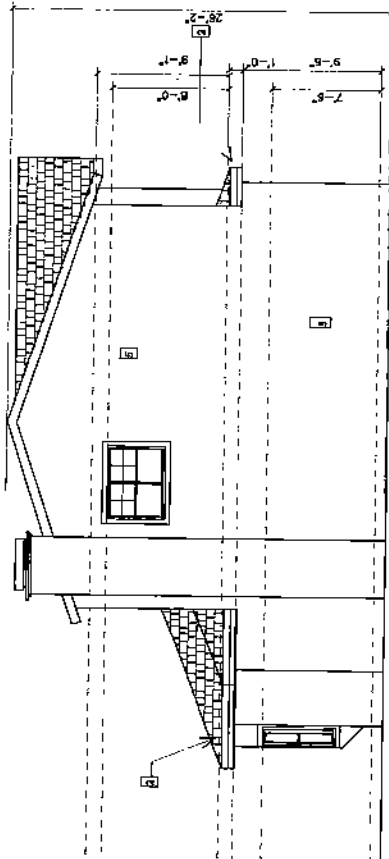
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| 1295 | SQ | FT | ALLOWED |
| 1292 | SQ | FT | SHOWN   |



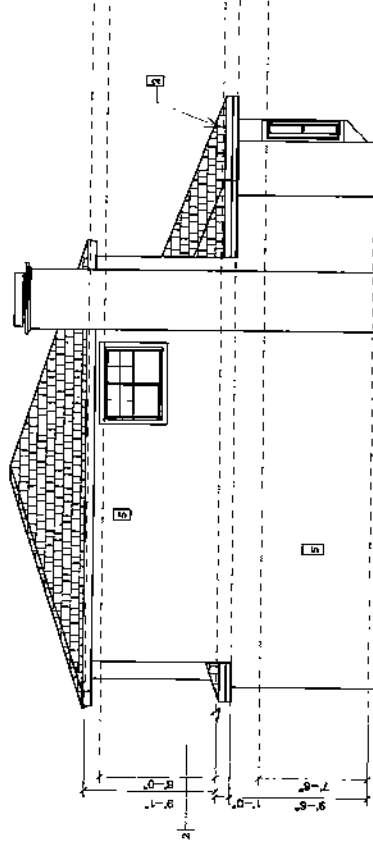
- 1 ROOF TILE/ LIFETIME DESERT BREEZE CT
- 2 2X10 FASCIA BD NORFOLK BROWN DE
- 3 EXTERIOR SHINGLE SIDING, CEDAR TEAK BROWN DE
- 4 2X4 TRIM TYPICAL - NORFOLK BROWN
- 5 EXTERIOR PLASTER LA HABRA OATMEAL
- 6 CULTURAL STONE/ RUSTIC SOUTHERN LEDGESTONE



PA-05-42

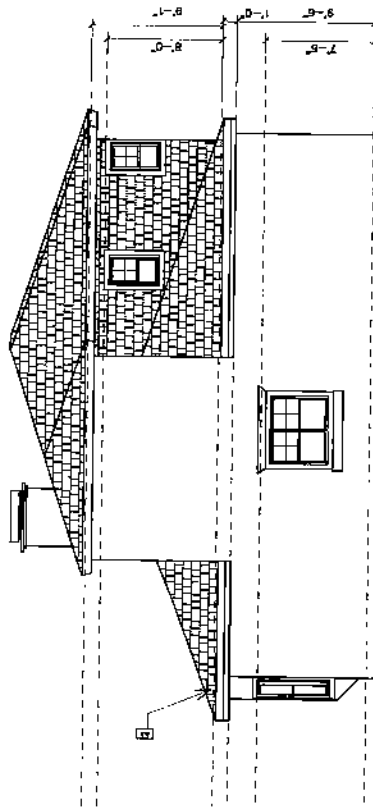


LEFT SIDE ELEVATION UNIT 1 NORTH  
SCALE-1/4"=1'

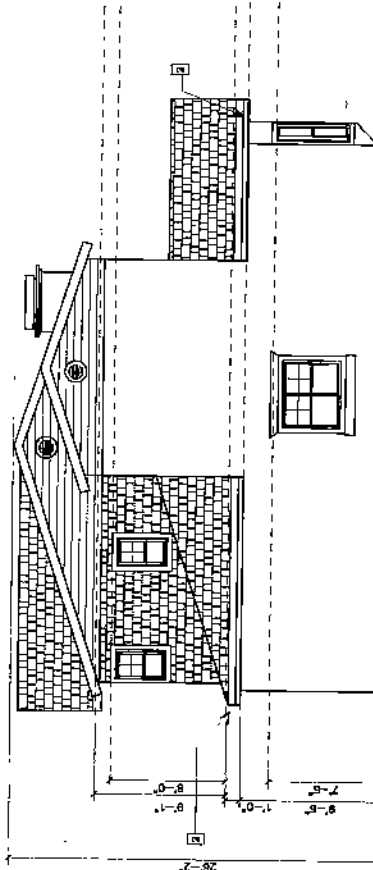


RIGHT SIDE ELEVATION UNIT 1 SOUTH  
SCALE-1/4"=1'

- |   |   |
|---|---|
| 1 | ROOF TILE/ LIFETIME DESERT BREEZE C/T           |
| 2 | 2X10 FASCIA BD NORFOLK BROWN DE                 |
| 3 | EXTERIOR SHINGLE SIDING, CEDAR, TEAK BROWN D.E. |
| 4 | 2X4 TRIM TYPICAL AT 2ND FLOOR, NORFOLK BROWN    |
| 5 | EXTERIOR PLASTER                                |



RIGHT SIDE ELEVATION UNIT 2 NORTH  
SCALE-1/4"=1'



LEFT SIDE ELEVATION UNIT 1 SOUTH  
SCALE-1/4"=1'

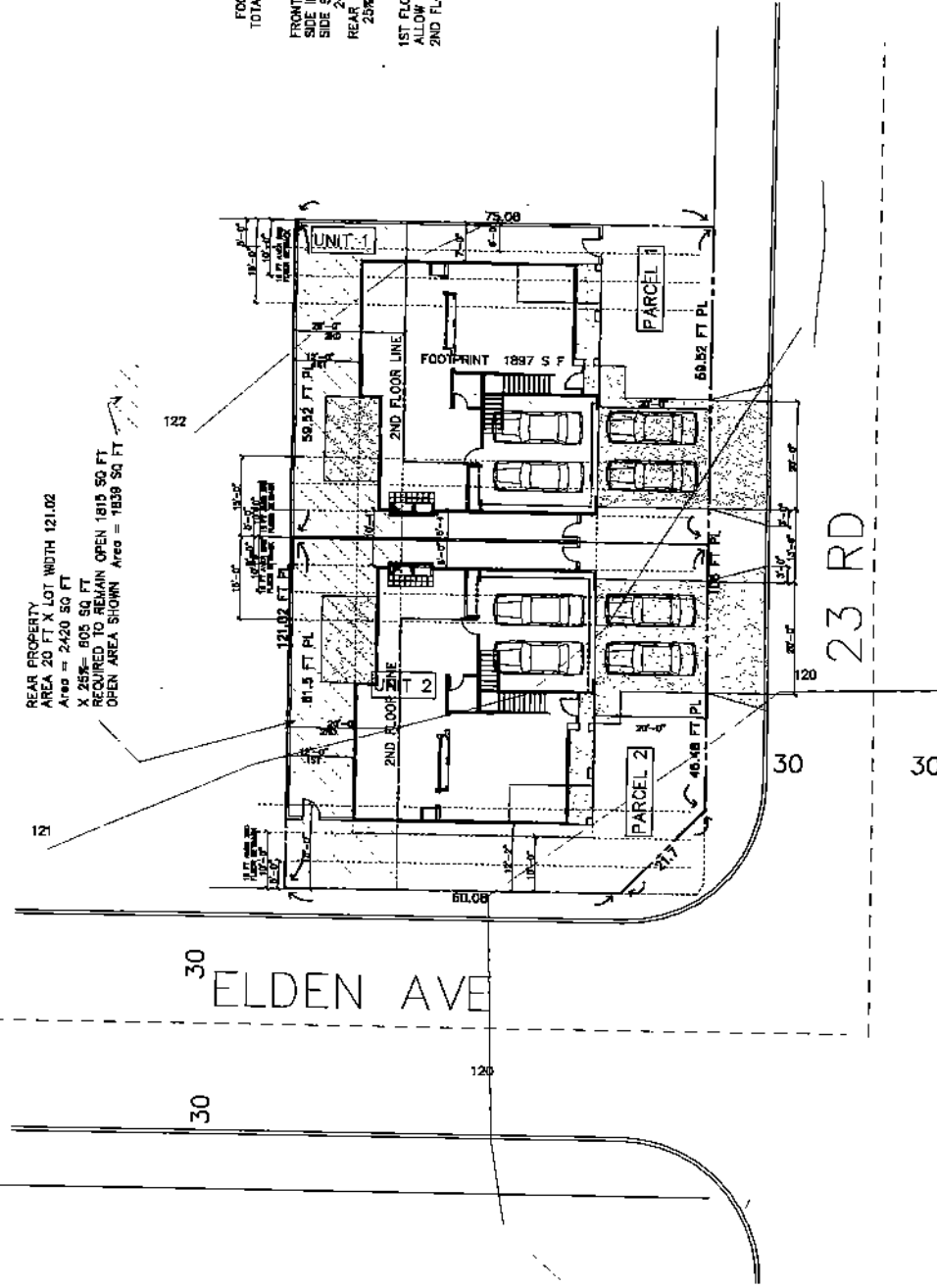
PP-05/42

OWNER: JIM CEFALIA  
 930 V OCEANFRONT  
 NEWPORT BEACH, CA 92662  
 PH 949 673 5535  
 FAX 949 675 4665

PLANNING REVIEW AND VARIANCE  
 FOR A 2 LOT SUBDIVISION

FOOTPRINT 1892 X 2-3784 SQ FT  
 TOTAL FOOTPRINT 3784 OPEN SPACE 6189 SF 57.8%  
 FRONT SETBACK 20 FT 20 FT  
 SIDE INTERIOR 5 FT 5 FT  
 SIDE STREET 10 FT 20 FT  
 20 FT AT DRIVEWAY  
 REAR YARD 20 FT 15 FT  
 25% MAX REAR YARD COVERAGE BY MAIN BLDG  
 1ST FLOOR AREA (INCL GAR/PORCH & LIVING) = 1892 SF  
 ALLOW 2ND FLOOR AREA 1813 SQ FT  
 2ND FLOOR ACTUAL AREA 1315 SQ FT

REAR PROPERTY  
 AREA 20 FT X LOT WIDTH 121.02  
 Area = 2420 SQ FT  
 X 25% = 605 SQ FT  
 REQUIRED TO REMAIN OPEN 1813 SQ FT  
 OPEN AREA SHOWN Area = 1839 SQ FT



SITE PLAN  
 SCALE= 1:10

PA-05-07

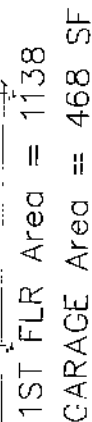
PETE VOLBERG Architecture Planning  
 615 N BENSON AVE SUITE C, UPLAND, CA 91786  
 TEL 909 373 1501

OWNER: JIM CEFALIA  
 ELDEN AND 23RD ST, COSTA MESA

SITE PLAN

S

23

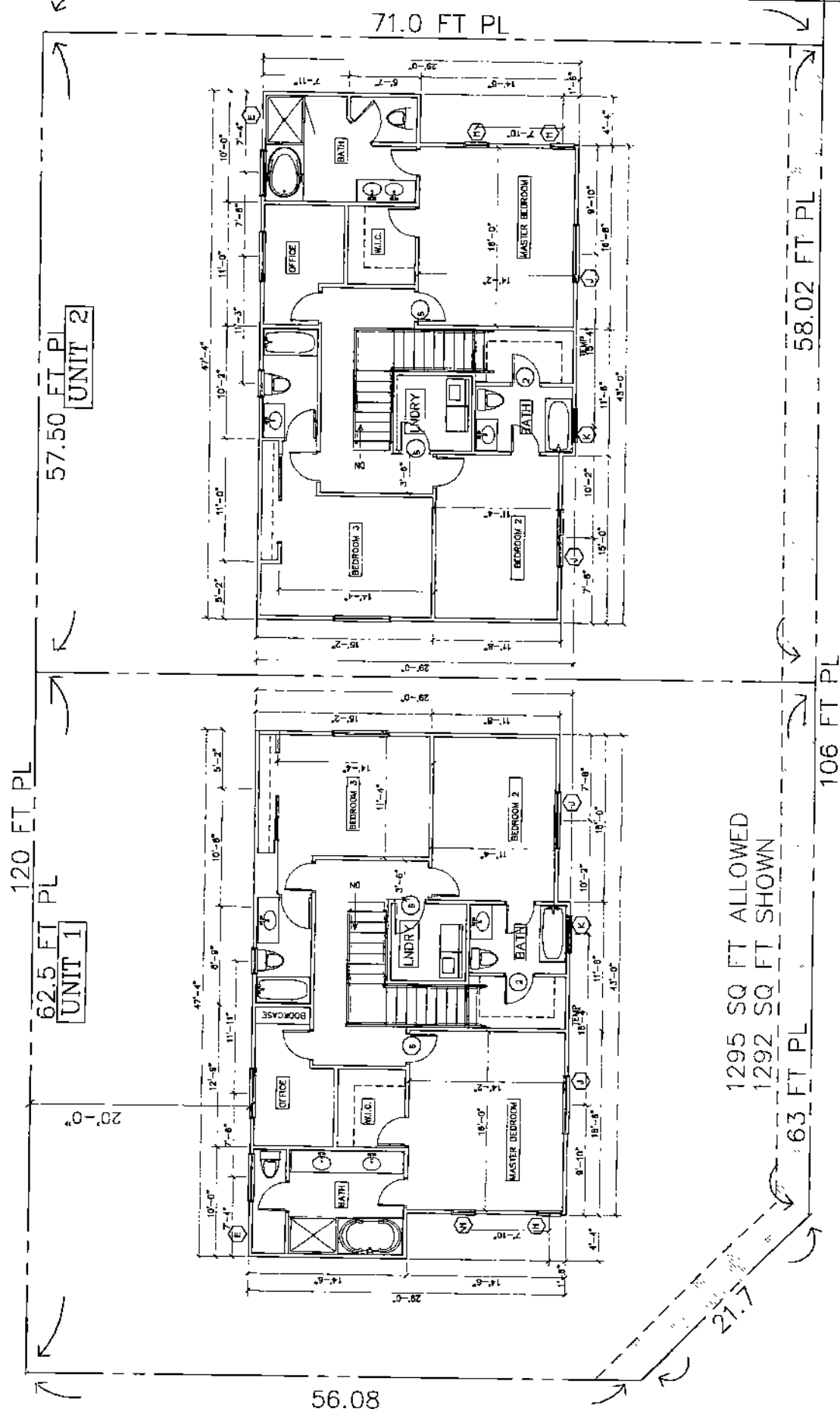


1ST FLOOR PLAN  
SCALE 1/4" INCH = 1 FT

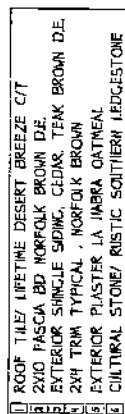
DP-05-42

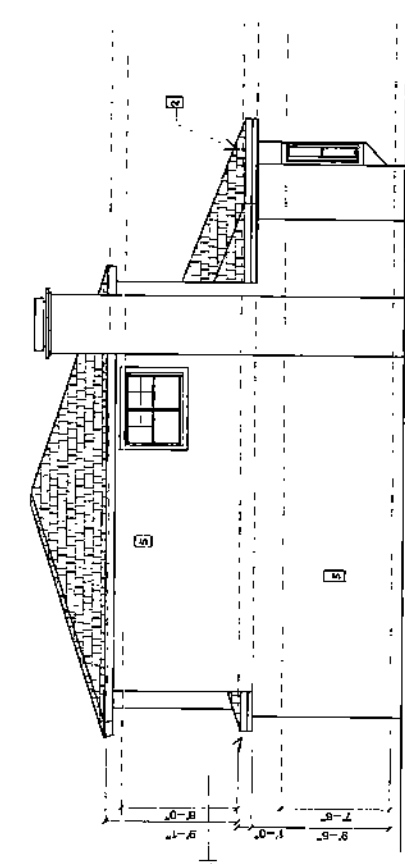


EXTERIOR BALCONIES EXTERIOR EAVES, PERILLIES AND OTHER SIMILAR STRUCTURES ATTACHED TO A WALL OR STRUCTURE SHALL BE OF A HEAVY RESISTIVE CONSTRUCTION OF HEAVY WELDED CORRUGATED STEEL OR OF STEEL PLATE 1/4" THICK OR EQUIVALENT. ALL JOINTS AND SEAMS SHALL BE WELDED OR FUSED TOGETHER TO PREVENT PENETRATION OF WATER INTO ATTACHED WALL OR STRUCTURE. SUCH AREAS SHALL NOT EXCEED 144 SQ INCHES OF EXPOSURE. SUCH OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4" INCH.

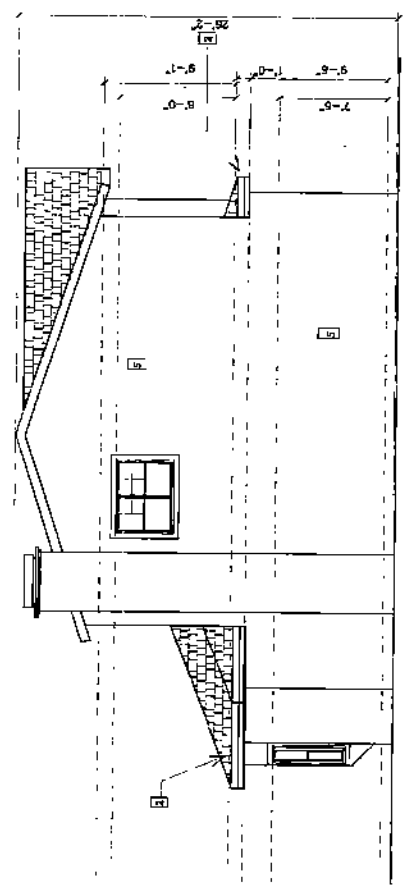


FRONT ELEVATION UNIT 1



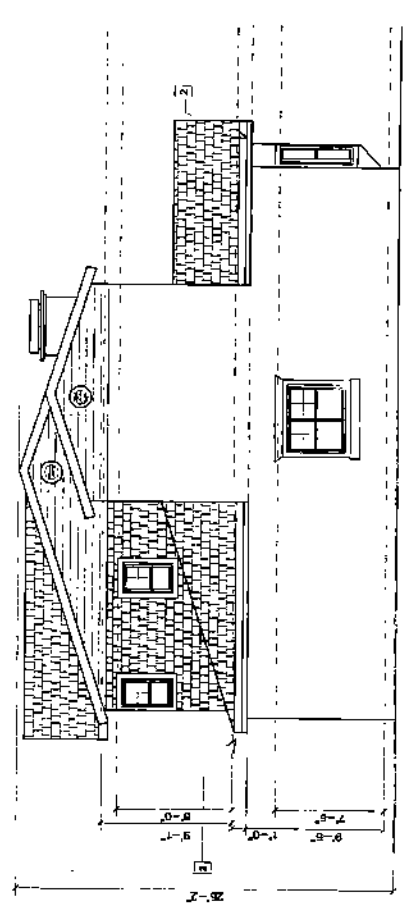


RIGHT SIDE ELEVATION UNIT 1 SOUTH  
 SCALE: 1/4"=1'

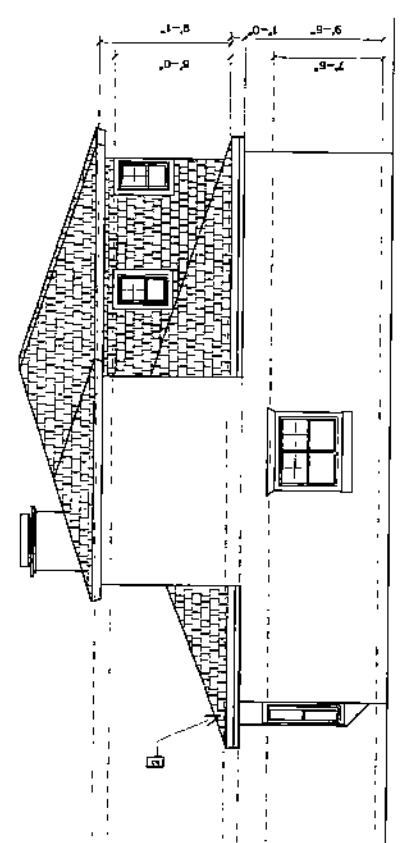


LEFT SIDE ELEVATION UNIT 1 NORTH  
 SCALE: 1/4"=1'

- 1 ROOF TILE/ LIFETIME DESERT BREEZE C/T
- 2 2X10 PASCAL BD NORFOLK BROWN D.E.
- 3 EXTERIOR SINGLE SIDING, CEDAR, TEAK BROWN D.E.
- 4 2X4 TRIM TYPICAL AT 2ND FLOOR, NORFOLK BROWN
- 5 EXTERIOR PLASTER



LEFT SIDE ELEVATION UNIT 1 SOUTH  
 SCALE: 1/4"=1'



RIGHT SIDE ELEVATION UNIT 2 NORTH  
 SCALE: 1/4"=1'

PA-05/42

CITY OF COSTA MESA  
P. O. Box 1200  
Costa Mesa, CA 92628-1200

FEE: \$ 0

## APPLICATION FOR REVIEW, APPEAL OR REHEARING

Applicant Name Council Member Linda Dixon

Address 77 Fair Drive, Costa Mesa, CA 92626

Phone (714) 754-5327 Representing Adjacent Homeowners

REQUEST FOR: ☐ REVIEW\*\* ☒ APPEAL ☐ REHEARING

Decision of which review, appeal or rehearing is requested: (give number of rezone, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.) PA-05-42 (2590 Orange Avenue) - February 13, 2006

Decision by: Planning Commission

Reasons for requesting review, appeal or rehearing:

The approved variance is inconsistent with the existing neighborhood and establishes a precedent for future such requests.

Date:

2/21/06

Signature:

Linda W. Dixon

For office use only - do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:  
If review, appeal or rehearing is for person or body other than City Council/Planning Commission, date of hearing of review, appeal or rehearing:

**MARCH 7, 2006**

\* If you are serving as the agent for another person, please identify the person you represent and provide proof of agency.  
\*\* Review may be requested only by City Council or City Council Member  
Costa Mesa/Forms 1/Application for Review-Appeal-Rehearing

## Petition Against Planning Application PA-05-42 Variance

Susannah Place is a short cul-de-sac street with 9 homes and 15 street parking spaces. We the homeowners residing on Susannah Place in Costa Mesa, CA object to the variance described in Planning Application PA-05-42. The proposed variance will have an adverse affect on each of the homes and residents on Susannah Place. The following issues are the basis of our objection to this proposed variance:

- 1) The variance calls for a 33% reduction in lot size than that allowed for in the city plan. This deviation will set precedent for other surrounding and nearby properties to request similar variances. The net negative effect will be an increase in residential density beyond the capacity called for in the master plan. There is already an over population in our local schools and this will only worsen the problem. In addition, this will compound an already congested traffic flow on Orange Avenue.
- 2) Susannah Place already has an existing parking problem. There are not enough parking spaces for the residents of Susannah Place. The proposed variance will in effect remove 3 to 4 additional parking spaces while at the same time adding a potential 3 to 6 cars. This street receives the overflow of vehicles from the residents on Orange Avenue who have nowhere else to park because of the increase multi-unit residences that have been allowed to propagate through prior city approved variances. The lack of available parking spaces results in cars being illegally parked in driveways such that residences cannot egress from their garage. There have been incidences of residents accidentally backing out of their garage into the illegally parked cars. More importantly, vehicles illegally park on the corners of Susannah Place and Orange Avenue cause an obstruction of vision onto Orange Avenue. It is impossible to see oncoming traffic on Orange Avenue. It is only a matter of time before a serious if not deadly car accident results. The city should investigate the potential liability that could result from this negligence.
- 3) Residents have invested life earnings into their homes and properties. When we acquired our homes, we did so knowing what the zoning was in our neighborhood. The value of our homes has appreciated based upon being single family dwellings. The addition or two high density noncompliant, two story buildings will bring down our property values and has the potential of causing financial hardship.

The profit derived for the property owner and the City Of Costa Mesa, by the construction of these two nonconforming buildings, as a result of the proposed variance will come as an expense to the existing residents on Susannah Place. The residents, not the 2690 Orange Avenue property owner will suffer if this variance is approved. We the Susannah Place property owners are against the aforesaid variance and request the Costa Mesa Planning Commission to vote no accordingly.

Name RICHARD NELSON Address 210 SUSANNAH PL, C.M., CA

Signature [Signature] Date 2-12-06

Name [Signature] Address 203 SUSANNAH PL C.M.

Signature Noem Diaz Date 2/12/06

Petition Against Planning Application PA-05-42 Variance (Continued, Page 2)

Name STEVE PERTSCHI Address 201 SUSANAH PLACE

Signature [Signature] Date 2-12-2006

Name Jessica [Signature] Address 208 Susannah Pl.

Signature TERESA CATLIN Date 12 Feb 06

Name Jon Henderson Address 205 Susannah Place

Signature Jon Henderson Date 2/12/06

Name Victor Packham Address 209 SUSANNAH PLACE

Signature Victor Packham Date 2-12-06

Name GUNNAR CHRISTENSEN Address 206 SUSANNAH PL.

Signature [Signature] Date 2/12/06

Name Susan K. Dilby Address 2500 WESTMINSTER AVE

Signature Susan K. Dilby Date 2/13/06

Name \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

(owner  
207 Susannah Pl.)



# **CITY OF COSTA MESA**

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,  
PLEASE CONTACT THE CITY CLERK'S OFFICE  
AT (714) 754-5225**